



### 287-291 Pennant Hills Road Carlingford NSW

Located at the top of Mobbs Hill and being one of the highest point in the Sydney Basin this site offers the potential for great district views.

- Total Land Size: 3,700sqm (approx).
- Flexible E1 Local Centre Zoning, permits shop top housing, retail, hospitality & medical uses.
- FRS 2.3:1
- Height Limit 28 meters.
- Pennant Hills Road Frontage approx. 46.4 meters.
- Shirley Street Frontage approx. 46.9 meters.

The Subject property comprises two contiguous lots forming a near regular shaped site with dual street frontage. The site is improved with various retail strip shops plus bitumen sealed car park.

~ 287 Pennant Hills Rd - Lot 2 / DP 206509

~ 289-291 Pennant Hills Rd - Lot 1 to Lot 6 / DP 231810

Agents Interest declared.

<b>Price</b>	: EOI
<b>Building Size</b>	: 800 sqm
<b>Land Size</b>	: 3700 sqm
<b>View</b>	: <a href="https://www.cityalliance.com.au/sale/nsw/northern-suburbs/carlingford/commercial/development/6960925">https://www.cityalliance.com.au/sale/nsw/northern-suburbs/carlingford/commercial/development/6960925</a>